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MARTIN DAY
CHARTERED SURVEYORS

Industrial & Business Space

**UNIT 2 AVIAN WAY
OFF SALHOUSE ROAD
NORWICH, NR7 9AR**



WAREHOUSE
Approx. 953.34 Square Metres
(10,262 Square Feet)

- Clear span affordable storage
- Convenient for industrial areas and Norwich city centre
- Southern bypass less than 4 miles
- Competitive rent
- Energy Performance Certificate exempt

TO LET

LOCATION

Avian Way is situated off Salhouse Road Norwich with easy access onto the Norwich Outer Ring Road. From the 'Homebase' junction of the outer ring road at Mousehold, continue out of town along Salhouse Road past Impress Metal Packaging. Turn left into Avian Way by Colman Print. The property is on the left about half way down Avian Way opposite Fitzmaurice Carriers.

This is an excellent location for serving both Norwich city centre which is just 2 ½ miles away via one of the easier routes, and the major industrial areas of north Norwich. It is also convenient for deliveries by HGVs with the new Norther Distributor Road and A47 Norwich Southern Bypass less than 4 miles distant. Norwich International Airport is only about 4 miles away.

DESCRIPTION

The property comprises a clear span warehouse. Construction is of brick walls with concrete floor and a double pitched single skin corrugated asbestos/cement sheet roof supported on steel trusses. Loading is via two new electrically operated roller shutter doors measuring approximately 14 feet wide by 16 feet high (4.28m by 4.90m). The height beneath the steel trusses is a useful 17 feet (5.21m). Limited car parking can be included. Please discuss your requirements with the agents.

FLOOR AREA

Approximately 953.34 square metres (10,262 square feet).

SERVICES

A 3-phase electricity supply is connected but there is no gas. The unit is lit by fluorescent strip lights.

USE

The property is most suitable for storage. It is in an area allocated for employment use. Interested parties should check that their intended use is acceptable with Broadland District Council as well as the agents.

RATES

We understand the Ratable Value is £33,250. The rate in the pound is 48 pence resulting in a liability for 2018/19 of £15,960. Please check this with Broadland District Council.

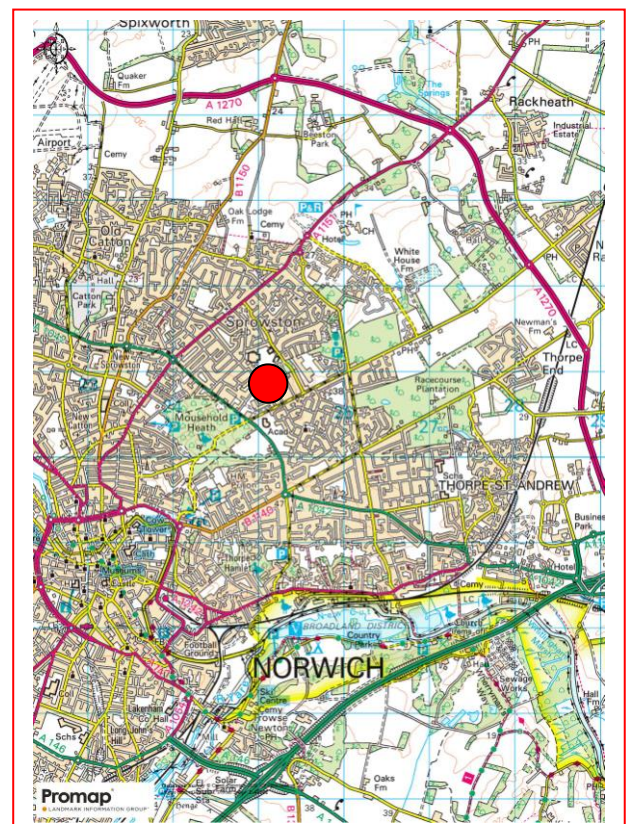
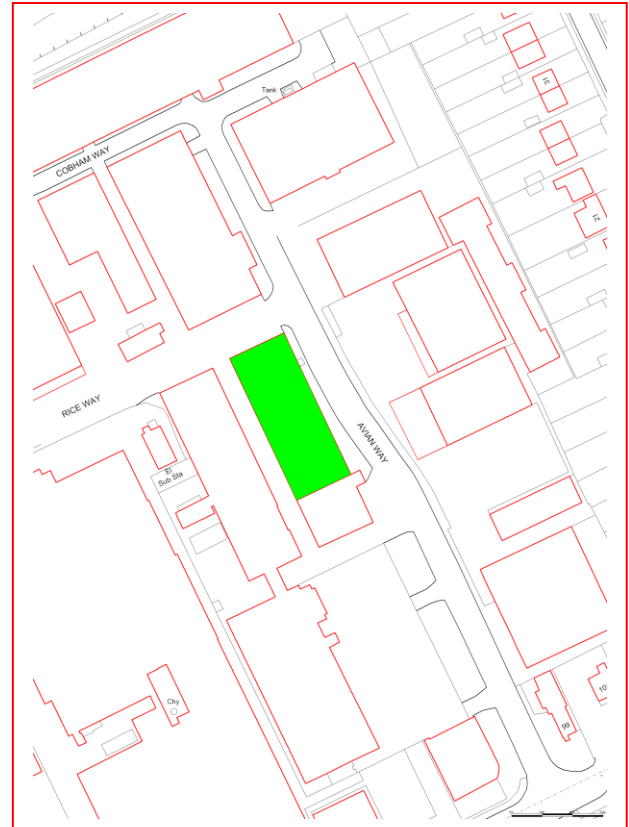
TERMS

The property is available by way of a new lease at an annual rent of £30,800 (£3.00 per square foot). Consideration may be given to granting tenancies for short term storage upon application. The tenant will be responsible for rates and other outgoings.

VIEWING AND FURTHER INFORMATION

Please contact Martin Day to discuss this property, or to arrange a viewing.

Although prepared with care in January 2019, no part of these particulars may be relied upon as a statement of fact and you should verify all figures and information. The particulars form no part of any offer or contract, nor make or imply any warranty which the agents have no authority to give. Interested parties should conduct their own structural survey and other investigations. Where present the services, heating, lighting and other equipment have not been tested and cannot be verified to be free from defects. Accordingly Martin Day Chartered Surveyors shall not be liable for any error or omission in these particulars or any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax and are subject to contract.



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